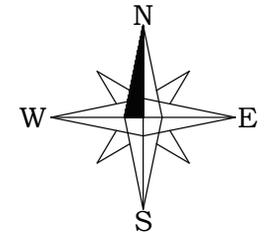


ADJOINING LAND OWNERS
 217091 MTN ISLAND CH SCH, 13440 LUCIA RIVERBEND HWY, MT HOLLY, NC, 28120
 175090 RANKIN, JAMES, PO BOX 213, MT HOLLY, NC, 28120
 175092 COX, CHARLES JR, 13452 LUCIA RIVERBEND HWY, MT HOLLY, NC, 28120
 175090 CITY OF MT HOLLY, PO BOX 406, MT HOLLY, NC, 28120

**Approved for Public Hearing
 Purposes Only by Jaime Lisi
 02/18/2026**



NORTH REFERENCE
 NAD 83 (2011)

**PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR DEED DESCRIPTION**

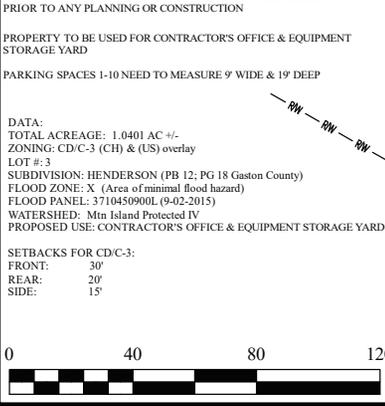
TOTAL AREA: 45,308 SQFT
 GRAVEL DRIVEWAY FRONT: 5,001 SQFT
 GRAVEL DRIVEWAY BACK: 8,192 SQFT
 NEW LAY DOWN AREA: 915 SQFT
 HOUSE: 1,512 SQFT
 ADA PARKING AREA: 324 SQFT
 SHED: 120 SQFT
 TOTAL IMPERVIOUS AREA: 16,064 SQFT
 TOTAL % OF IMPERVIOUS AREA: 35% (NO CURB OR GUTTER)

175090
 PB 12; PG 18
 4
 R-1

REVISION 03-06-2024: REMOVED SURVEYOR'S CERTIFICATES, PER COUNTIES REQUEST & ADDED COUNTY'S COMMENTS
 REVISION 09-17-2025: ADDED COUNTY'S COMMENTS
 REVISION 12-17-2025: ADDED COUNTY'S COMMENTS
 REVISION 02-16-2025: REVISED COUNTY'S COMMENTS

NOTES:
 PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED
 OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION
 PROPERTY TO BE USED FOR CONTRACTOR'S OFFICE & EQUIPMENT STORAGE YARD
 PARKING SPACES 1-10 NEED TO MEASURE 9' WIDE & 19' DEEP
 DATA:
 TOTAL ACREAGE: 1.0401 AC +/-
 ZONING: CD/C-3 (CH) & (US) overlay
 LOT #: 3
 SUBDIVISION: HENDERSON (PB 12; PG 18 Gaston County)
 FLOOD ZONE: X (Area of minimal flood hazard)
 FLOOD PANEL: 3710450900L (9-02-2015)
 WATERSHED: Mtn Island Protected IV
 PROPOSED USE: CONTRACTOR'S OFFICE & EQUIPMENT STORAGE YARD
 SETBACKS FOR CD/C-3:
 FRONT: 30'
 REAR: 20'
 SIDE: 15'

LUCIA RIVERBEND HWY SR#: 1992 60' R/W
 MT HOLLY CITY OF
 222497
 DB 4740; PG 1758
 B-3



MOUNTAIN ISLAND CHARTER SCHOOL
 217091
 DB 4743; PG 1064
 R-1

TYPE D OPTION 3 BUFFER WILL BE USED FOR SCREENING ON THE REAR YARD

NEW RETAINING WALL

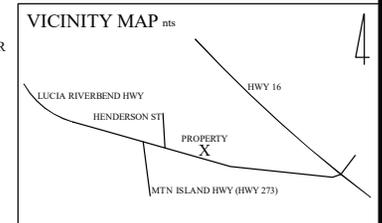
EIP 1" PIPE

TYPE D OPTION 3 BUFFER WILL BE USED FOR SCREENING ON THE SIDE YARD

175902
 PB 12; PG 18
 2
 R-1

- LEGEND:
- NIP New Iron Pin
 - EIP Existing Iron Pin
 - CIP Control Iron Pin
 - CM Concrete Monument
 - PT Point
 - RW Right-of-way
 - PP Power Pole
 - OHU Overhead Utility
 - LP Light Pole
 - PED Utility Pedestal
 - FH Fire Hydrant
 - PKS PK Nail Set
 - PKF PK Nail Found
 - WM Water Meter
 - RRS RR Spike Set

- FENCE
- OP—OP—OP— OVERHEAD UTILITY
- ADJOINING LAND OWNER
- RW—RW—RW— EDGE OF ROAD R/W



SITE PLAN FOR FAROKH GHASSEMI PID #: 175091 PIN #: 4509-61-3451 PARCEL ADDRESS: 13460 LUCIA RIVERBEND HWY, MT HOLLY NC 28120	
RIVERBEND TOWNSHIP	GASTON COUNTY, NC
REFERENCE: DEED BOOK 4759 /PAGE 2044	SCALE: 1" = 40'
DATE OF SURVEY: 10-27-2022	DATE OF DRAWING: 07-21-2023
	DATE OF REVISION: 03-06-2024
	DATE OF REVISION: 09-17-2025
FAROKH GHASSEMI 201 HOLDSWORTH DR MOUNT HOLLY NC 28120 T. RILEY CASEY, P.L.S. L-4896 CASEY LAND SURVEYING, PLLC PO BOX 195 LINCOLTON, NC 28093 (704) 308-0701	
JOB FILE: LUCIARIVERBEND10272022	